

# Willowbrook Transit Oriented District Specific Plan



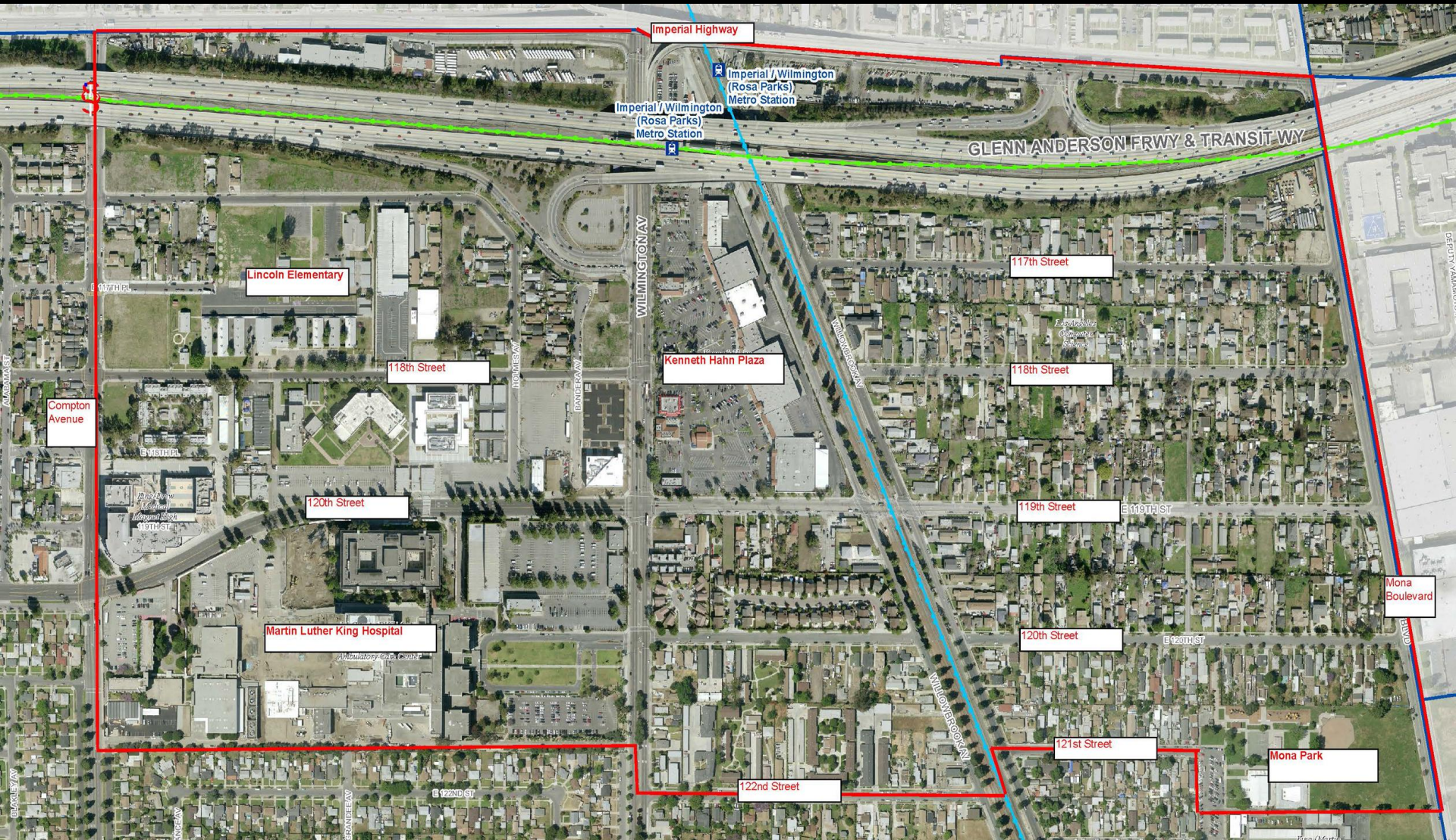
Concerned Citizens of Willowbrook  
November 12, 2014

# Today's Presentation

- ❑ TOD Specific Plan refresher
- ❑ Recap of feedback to date
- ❑ Streetscape improvement concepts
- ❑ Land use concepts
- ❑ Next steps



# Willowbrook Transit-Oriented District Specific Plan Area





## What's in a TOD Specific Plan?

- What types of housing, businesses and public facilities should be allowed and where
- Design guidelines for future buildings
- Sidewalk and landscaping improvements
- *Long-term* vision, priorities and rules for future development

# Timeline

- ❑ January 8, 2014 – introduction
- ❑ March 26, 2014 – land use mapping
- ❑ June 11, 2014 – street and building design
- ❑ TODAY- presentation of land use and streetscape concepts

# Community Feedback to Date

- ❑ Maintain character of residential areas
- ❑ Preference for houses or townhomes rather than apartments (neighborhood character and safety concerns)
- ❑ Need for a variety of uses along major streets and on Kenneth Hahn Plaza such as:
  - ❑ Variety of restaurants (healthy food, sit-down); bakeries; hair salons; childcare centers; offices; community services; fitness center; small businesses; grocery stores (no liquor stores); senior housing; special needs housing

# Community Feedback to Date

- ❑ Safer crossings (crosswalks, signals)
- ❑ More street lighting
- ❑ Jogging/walking path on Mona Boulevard
- ❑ Landscaping (beautification and noise screening)
- ❑ Bike lanes (select locations)
- ❑ Need more security
- ❑ Community gathering spaces and public art

# Preliminary Streetscape Improvement Concepts





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DPW project: (Wilmington, 119<sup>th</sup>, 120<sup>th</sup>)

Street Trees

Landscaping

Street Furniture

Area Signage

Recommendation:

Extend improvements down  
to 122<sup>nd</sup> Street



New trees, street lighting  
(throughout area)



Landscape screening  
(next to Blue Line and  
freeway)



# Preliminary Streetscape Improvement Concepts

New crosswalks

More visible existing crosswalks

Signals (ped-friendly)

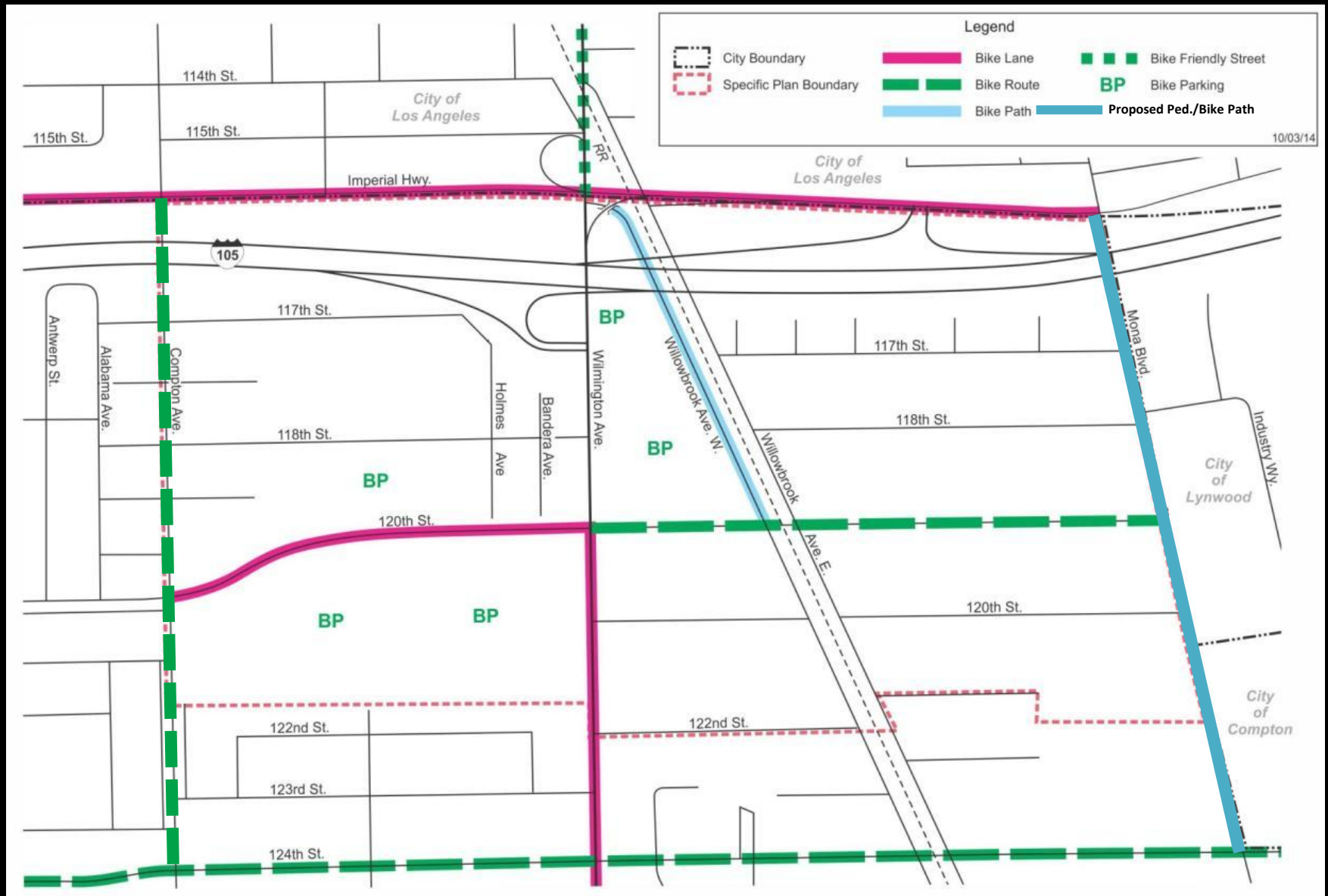
Curb shaping to reduce turn speed

Ramps on curbs

Bike/pedestrian path on Mona

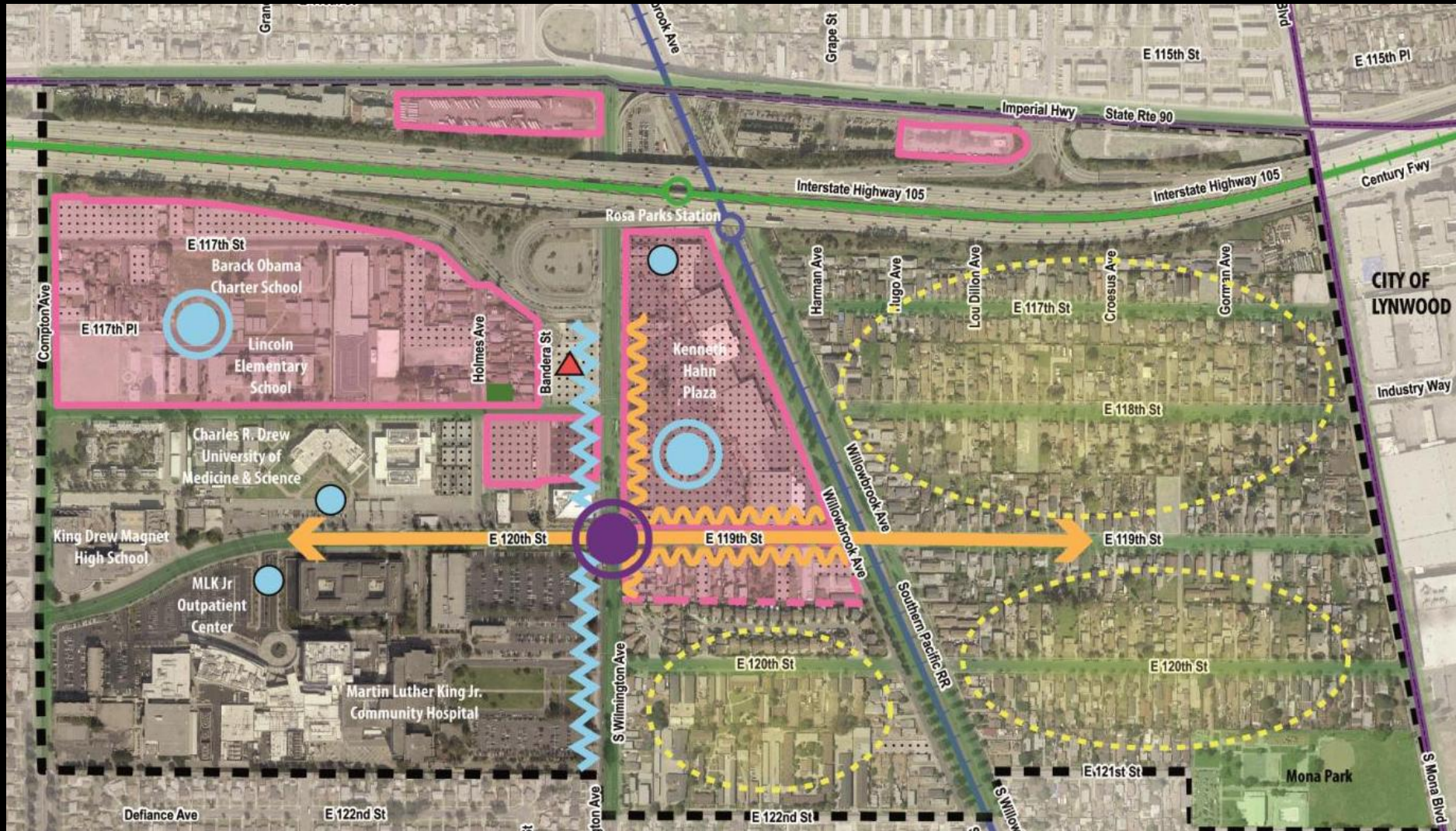


# Bicycle Streets





# Preliminary Land Use Concepts





# Kenneth Hahn Plaza

## Existing:

Retail is important, but design is not attractive or friendly to pedestrians

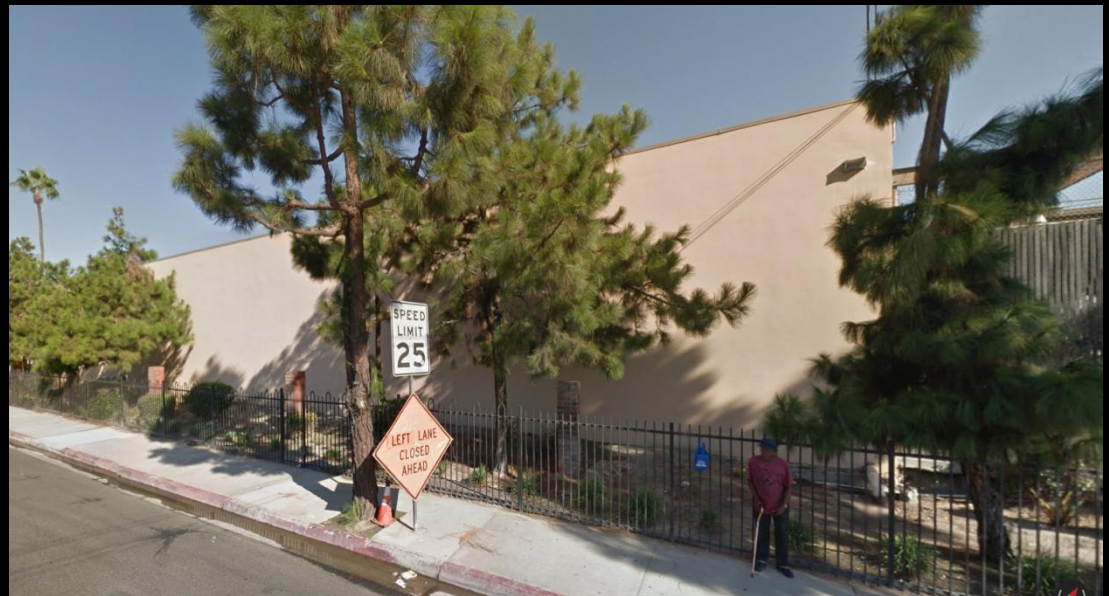
## Site recommendations:

Primarily commercial

Retail along Wilmington

Public gathering space

Residential over retail  
along 119<sup>th</sup> (north side)



# Kenneth Hahn Plaza: Wilmington Frontage

Existing View





# Kenneth Hahn Plaza: Outdoor Spaces





# 119<sup>th</sup> Street: Wilmington to Willowbrook



# 119<sup>th</sup> Street: Wilmington to Willowbrook





# 119<sup>th</sup> Street: Heart of the Community



# 119<sup>th</sup> Street: North Side (Kenneth Hahn Plaza)

Active  
commercial  
along the  
ground floor



Residential uses  
(above)

3-4 story height  
limit





# 119<sup>th</sup> Street: South Side



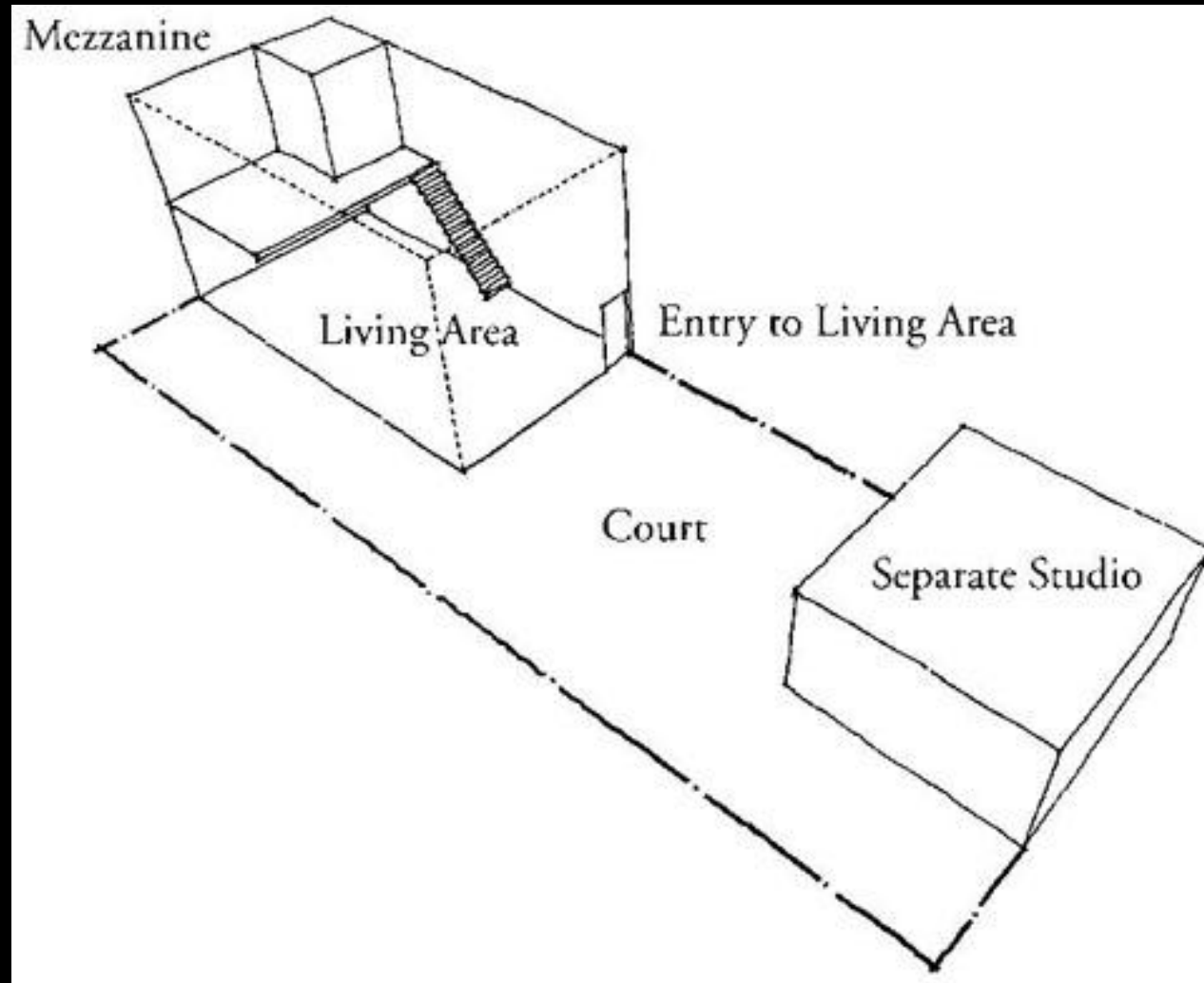
Existing structures can remain as is

In the future, allow commercial in front, residential in back  
(or live-work)

2-3 story height limit



# 119<sup>th</sup> Street: South Side

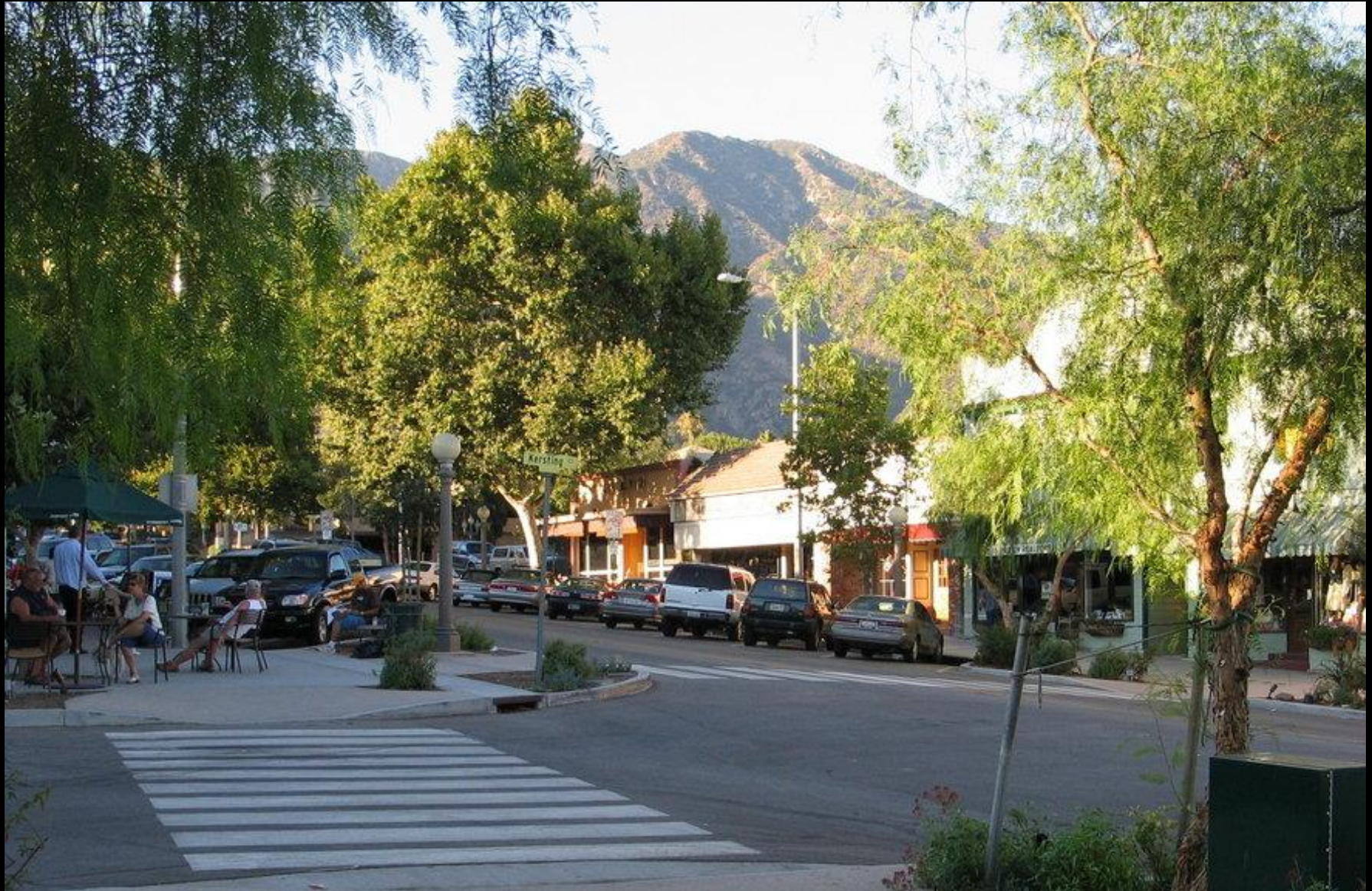


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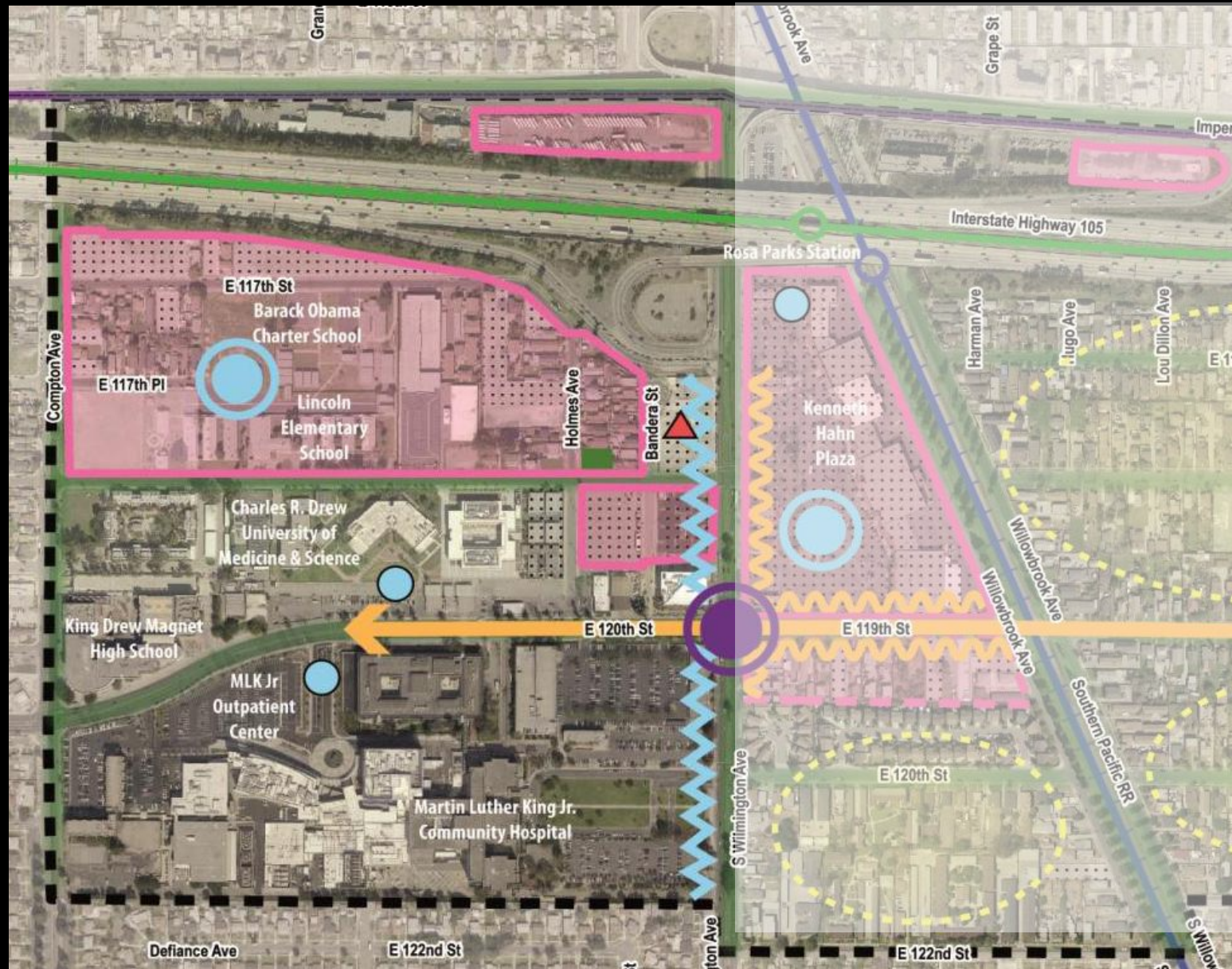


# 119<sup>th</sup> Street: South Side





# Northwest Area: Live, Work, and Learn





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Residential uses allow a wide range of housing types, including existing single-family housing

Open space will be an important feature of this area





# Northwest Area: Live, Work, and Learn



Employment generating uses (medical back office, laboratory facilities, hospital equipment facility, etc.) - 3-6 story height  
Educational uses  
Open space

# Next Steps

Release preliminary land use and streetscape maps for public comment

Early 2015: Public environmental scoping meeting (per state requirement)

Spring 2015: Based on feedback on land use map, present draft TOD Specific Plan (including new zoning to implement land uses and draft design guidelines for new construction)

Summer 2015: Based on stakeholder input, refine draft Specific Plan

Fall 2015: Begin public hearings



# Thank you!

Comments? Questions?

Contact the Department of Regional Planning  
General Plan/Housing Section

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